



Public Meeting

December 9, 2013



Why We're Here



- Both the pool and lake must be drained every Spring for pre-season pool maintenance on an annual basis.
- Currently operating under an extension of a Mass DEP Permit. The current extension will end on September 15, 2018.

Where We've Been



- Blue Sky Session
- Rosemary Pool Working Group Meetings
- Permanent Public Building Committee Meetings
- Conservation Commission Coordination
- Department of Environmental Management Conversations
- Online Survey



What You Love

29 Love the staff-to-patron ratio, and friendliness of the pool community.

41 picnic tables and adirondack chairs around the complex

53 we're easy -- we think the pool is great as it is. These are all nice, but feel the important thing is keeping the pool there!

125 Have been member for 60 years.

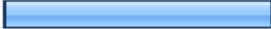











197 I USE THE POOL. I LOVE THE POOL AS IS.

202 We use it and love the ability to swim close by

see it as a great place for people like myself and so many others come to Rosemary to Swim to enjoy the beauty of the land and forest " trees " around this beautiful pool .. It would be such a Sad thing to see the Town waste money on building a new pool when they have a really awesome one now !!! You Don't know what you have in till it's Gone and Rosemary is such a Beautiful Pool !!! I



7. If you do not currently use Rosemary Pool as a swimming / summer recreation resource, what is the reason? (check all that apply)

		Response Percent	Response Count
The appearance of the complex		41.5%	207
It is too hard to park nearby		10.2%	51
There is not enough room to sit around the pool		21.6%	108
It is too expensive		2.8%	14
It is too crowded		6.4%	32
Prefer not to swim in chlorinated water		3.8%	19
Length of season		11.4%	57
Hours for general swim		25.1%	125
I don't know anyone that goes there		17.0%	85
We are away in the summer		5.0%	25
There is not enough to do there		16.4%	82
I don't feel comfortable there		18.6%	93



2 our children are young adults now and currently I see Rosemary Pool as a children's place

15 It is dirty, geese are horrible, and sand is gross.

16 not adult friendly; no adult only areas

28 Right now the environment is really set up for kids. My teens no longer want to go (partially because the rules are too restrictive) and though I would still like to go, adults don't go without kids. Would love to have it be a good culture for all ages and have adults (& teens) cooling off in the deep end or swimming laps. also a place for the kids to play marco polo, dive for rings in the water etc.

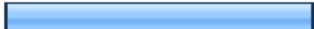








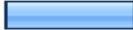
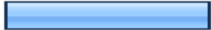
52 the facility is clearing broken down. Most of the time the pool water looks dirty.

63 The pool services young families best (for swimming lessons especially). But after elementary school, the kids don't want to go there. They find it dirty and not very fun.

82 What could be a community meeting place has become quite dreary


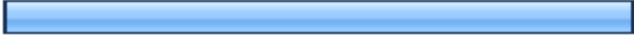


9. Are there amenities that should not be changed? (check all that apply)

		Response Percent	Response Count
50 meter lap lanes		47.1%	235
Six lap lanes		44.1%	220
Shallow water areas (6" – 24")		65.1%	325
Deep water areas (6' – 9'+)		62.5%	312
Water walking lane		35.1%	175
Kids practice area		46.1%	230
Swim lesson areas		55.9%	279
Diving "jumping" board		45.7%	228
Handicapped access ramp		47.7%	238
Deck that projects into the pool at the end of the lanes (aka: bulkhead)		19.4%	97
Handrail around the pool		30.9%	154
		Other	41
answered question			499
skipped question			29













10. Should the length of the swim lanes be reduced? They are currently 50 meters +/-.

		Response Percent	Response Count
Yes		17.6%	80
No		82.4%	374
answered question			454
skipped question			74



8. What amenities should be added? (check all that apply)

		Response Percent	Response Count
Water slide.		43.7%	218
Climbing Wall		11.6%	58
Larger diving boards to allow for head first diving.		32.3%	161
Beach entry for barrier free pool access.		28.7%	143
Water play features (dumping buckets, water mushroom/umbrella) in a "wading depth" area of not more than 18" of water.		39.9%	199
Larger pool deck for patrons to occupy.		52.3%	261
Shade structures.		76.8%	383
Full service snack bar		53.7%	268
Non-aquatic activities on site or in building		24.4%	122
Other		16.2%	81
answered question			499
skipped question			29



3 if Needham had a nice outdoor pool that would have a nice palce for adults I would go often

9 We don't swim much because the current pool is unappealing. We would add swimming as a family activity I'd Needham built a modern outdoor pool.

18 I would have no place nearby to swim. That would be a real shame for Needham to not offer that to residents.

23 Not sure. Kids would much prefer to be in Needham with friends.

41 We swim much less than we would already because the public options are so limited.

45 continue to be suffer and complain that we don't have a decent outdoor pool

137 Don't know; Be sad

83 head to the beach more often, but it's less convenient



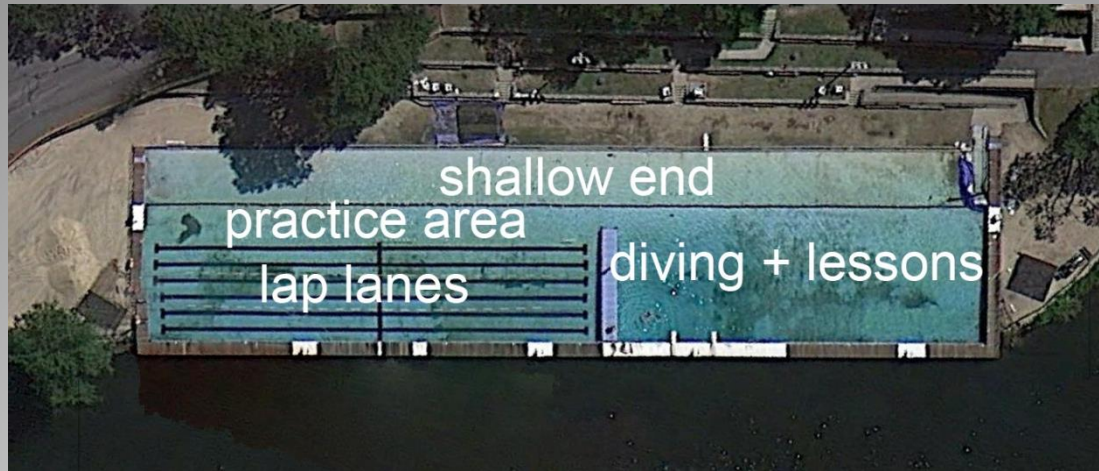
Rosemary Pool



Existing Conditions



POOL

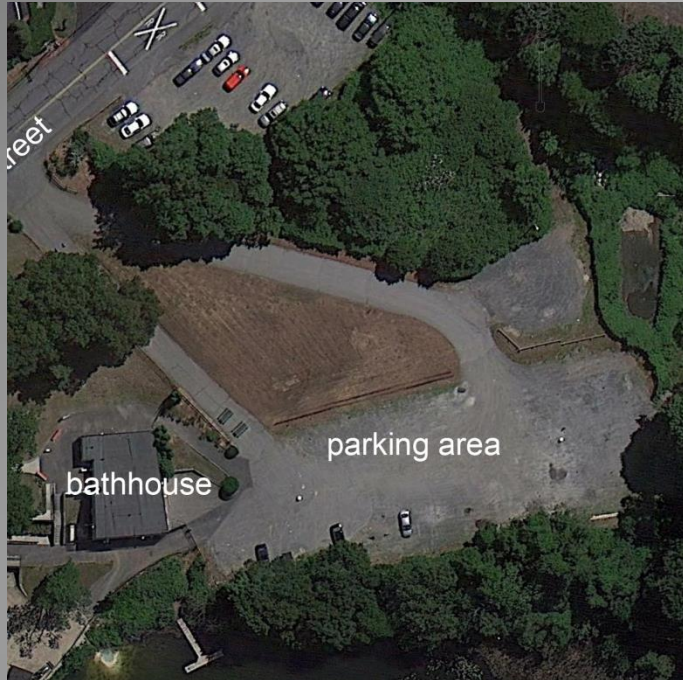


Existing Conditions

- 21,000 square feet of water surface
- ADA Ramp for entry
- 5,600 square feet of shallow area of 18" of water or less
- 2,500 square feet of practice area
- 5,800 square feet of swimming lesson area from 3' to 9' of water
- 6 - 50M lap lanes (6,200 s.f.)
- Jumping board (modified diving) with 9' depth
- 0 square feet of paved pool deck
- 6,000 square feet of sand beach



PARKING AREA



Existing Conditions

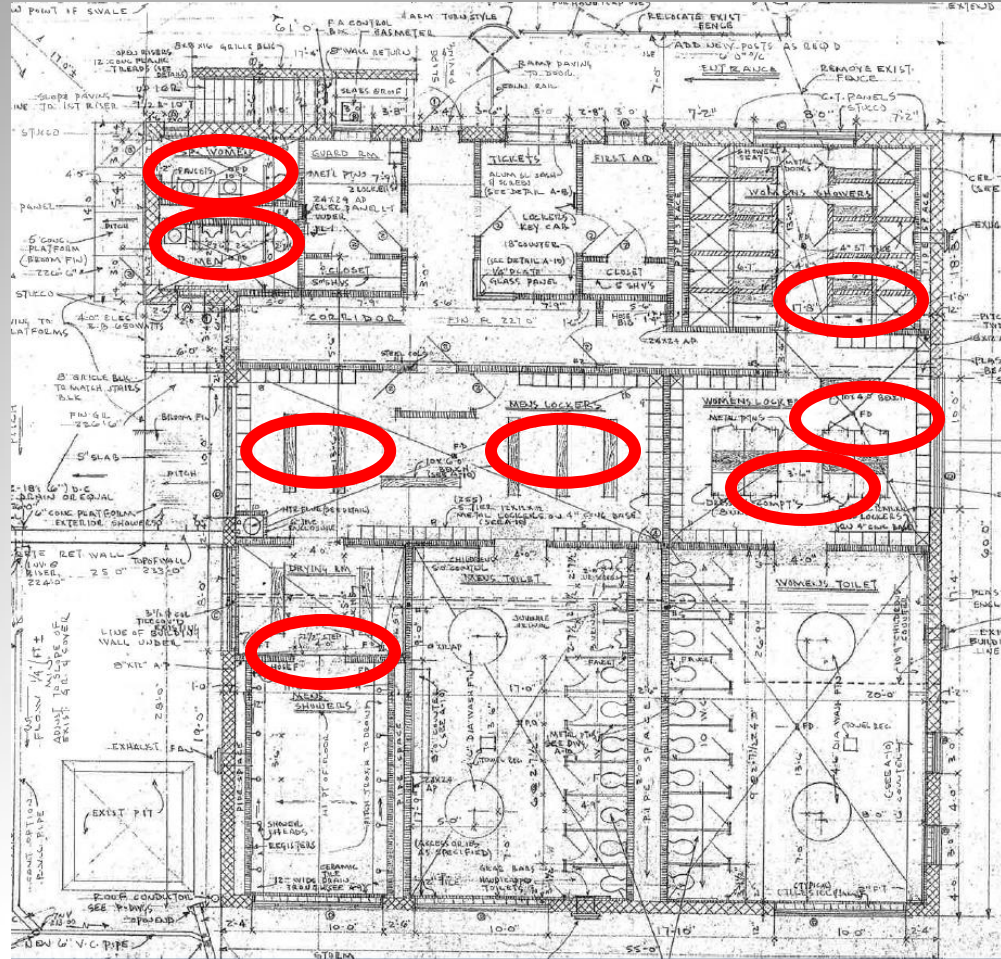
- 20,000 square feet of gravel, inaccessible parking
- No ADA compliant route from parking to entrance
- Estimated 45 parking spaces
- Two-way traffic flow
- No formal vehicular drop-off at entrance
- No storm water treatment
- Upper parking lot unpaved and hard to access



BUILDING

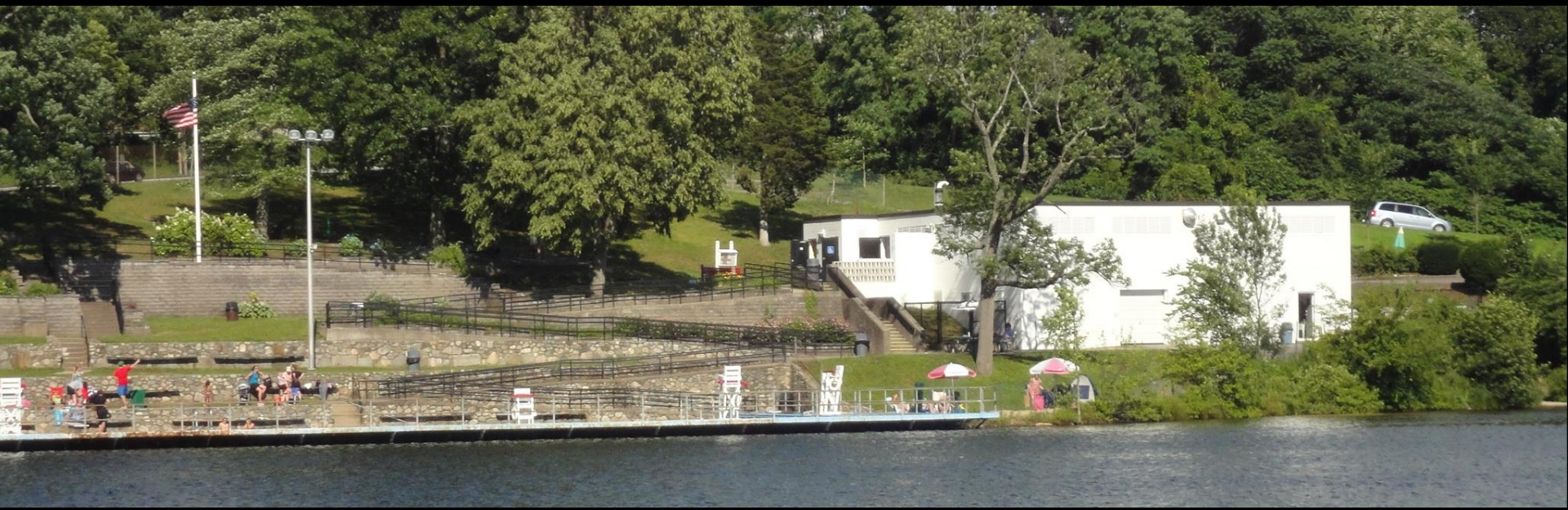
Existing Conditions

- ADA requirements for clearances and threshold barriers are currently not being met in a number of places.
- There are significantly more fixtures than are required by code, creating an opportunity to renovate and increase usable space.



Alternative Futures

- 1) Remove the pool completely (with alternates)
- 2) Minor renovation of the pool and bathhouse.
- 3) Major renovation of the pool and bathhouse.
- 4) Fully replace the pool and remodel the bathhouse.





Alternative 1a

Remove the pool and repurpose the building to support town functions and recreational programming





Alternative 1b

Remove the pool and the building and restore the site to a passive recreation resource





Alternative 1c

Remove the pool, return to lake swimming and repair the building in support of swimming activities

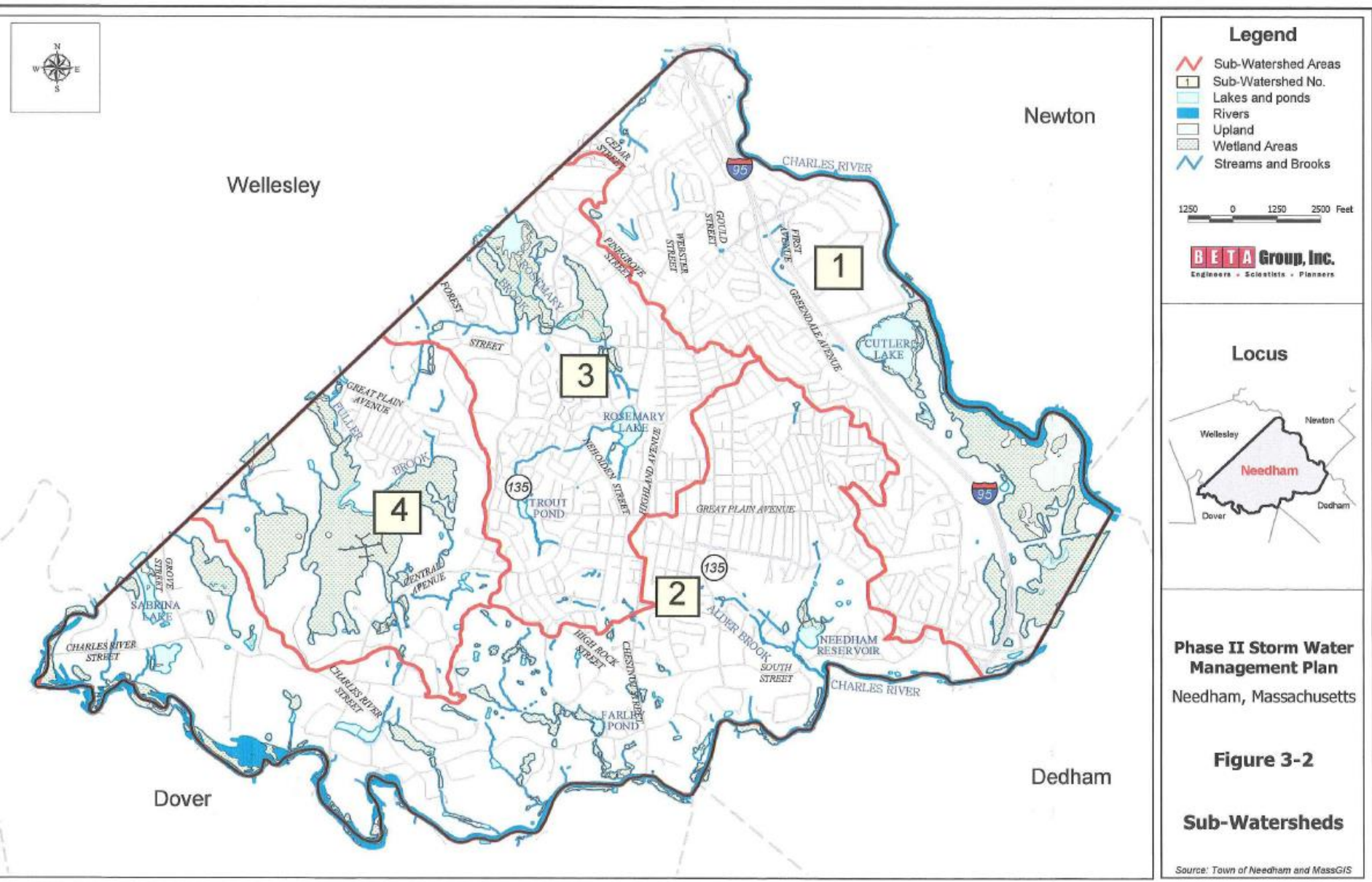


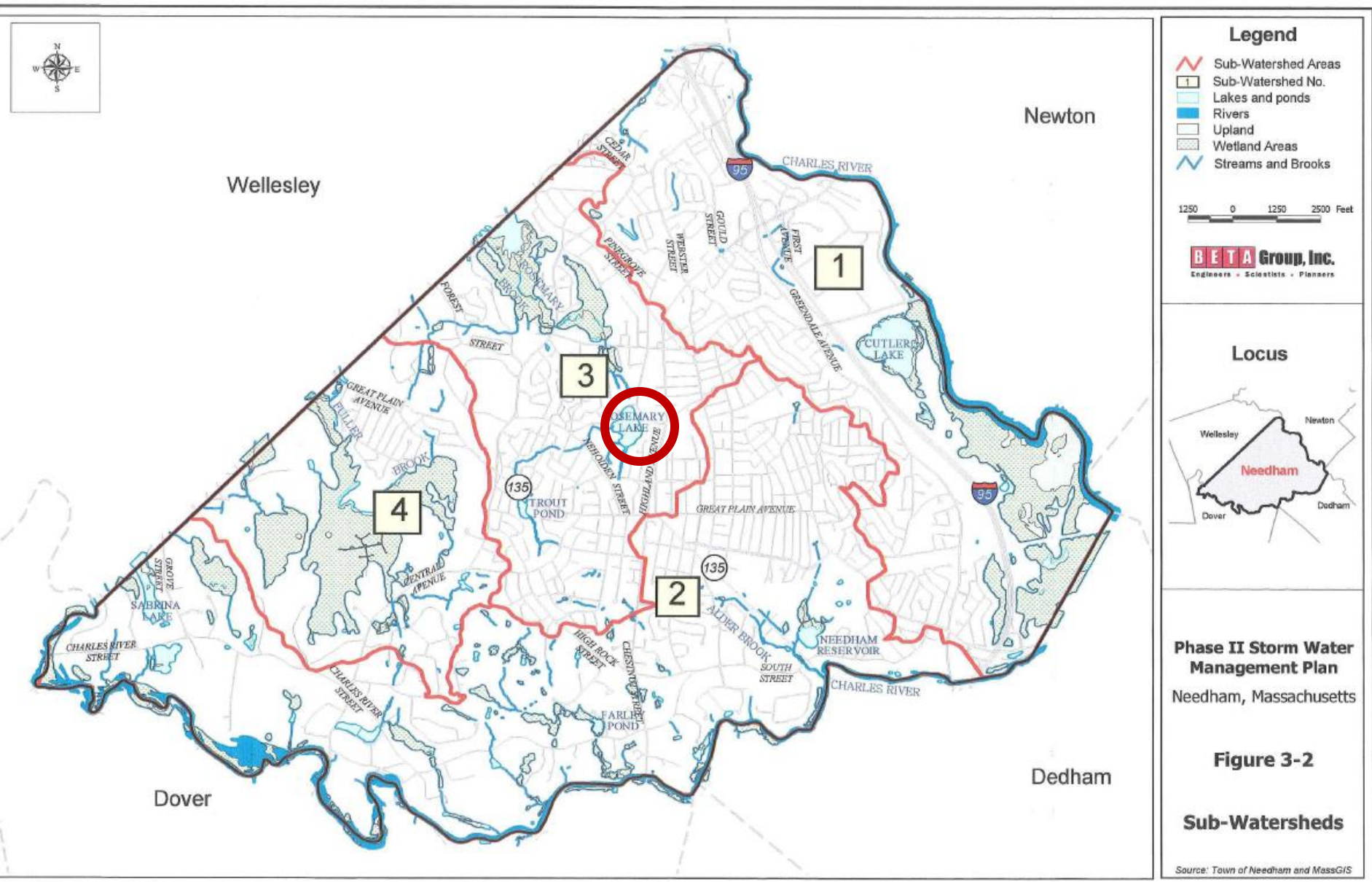
A Return to Lake Swimming



- Watershed positioning + tributary effect
- Muddy silt exists along the bottom of the lake
- Nutrients + bacteria

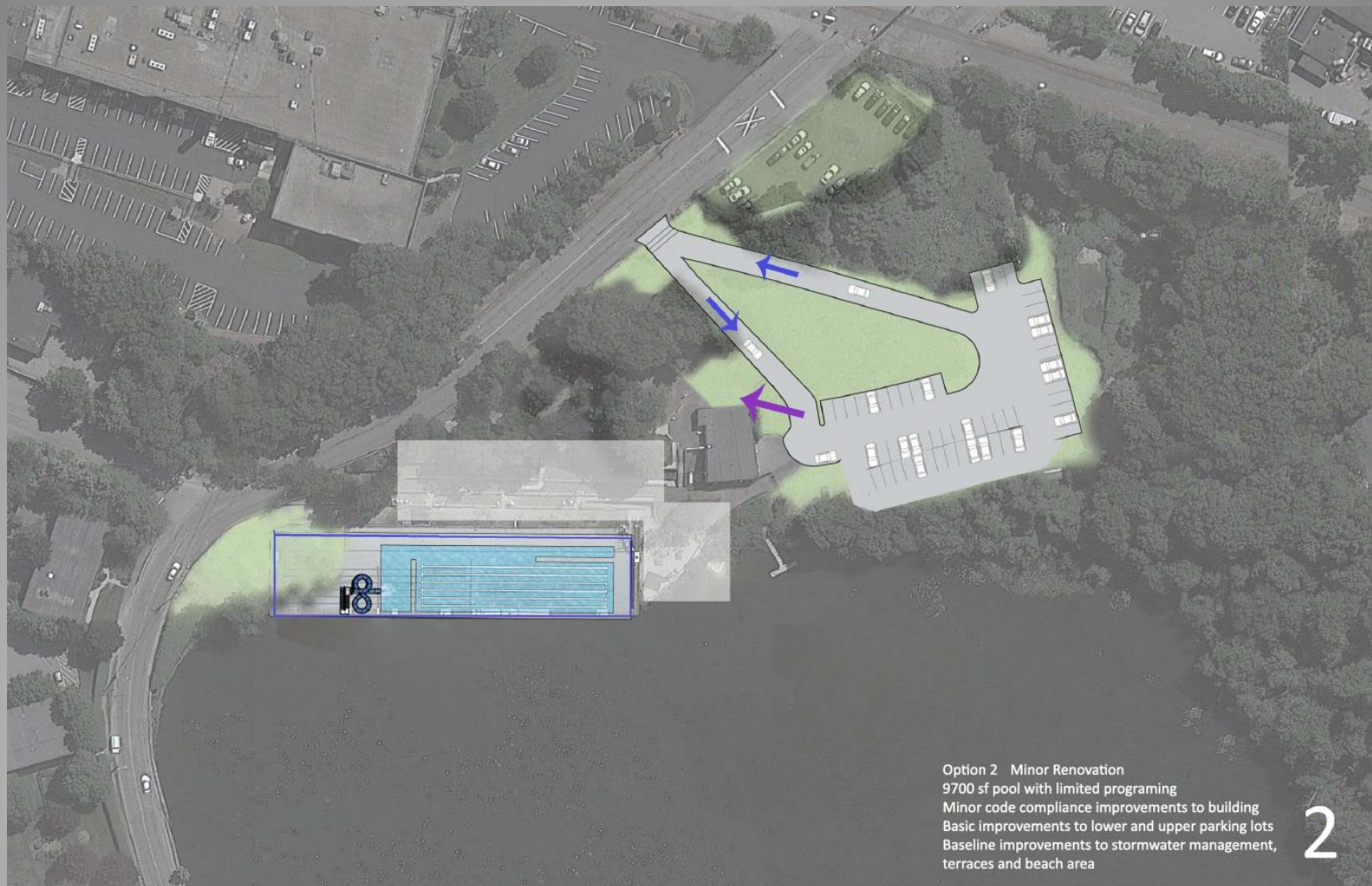






It is likely the total effort to rehabilitate Rosemary Lake for swimming would take over a decade of time and tens of millions of dollars to implement.

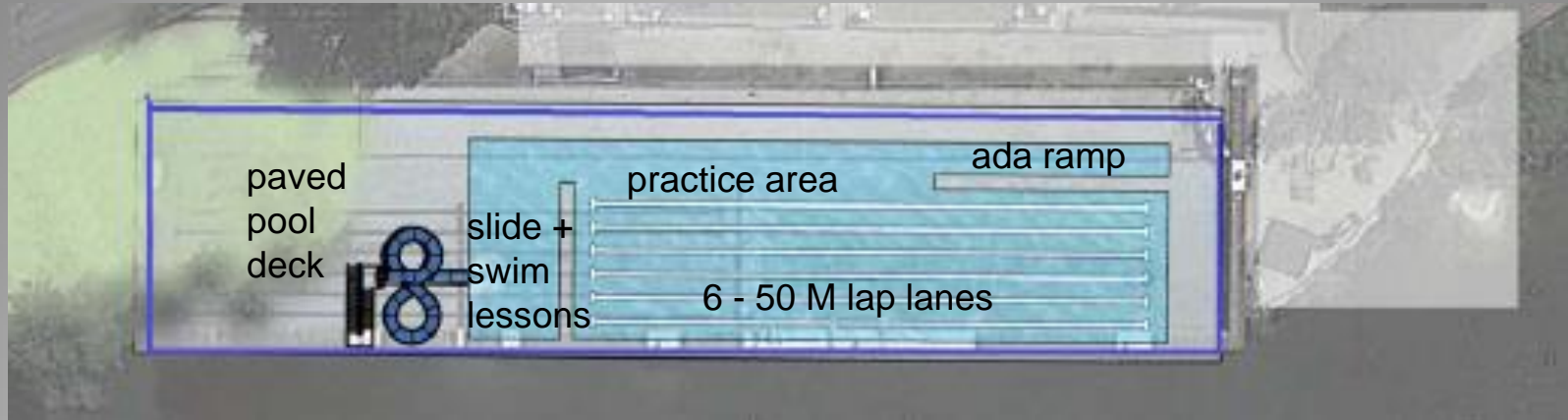




Alternative 2



POOL

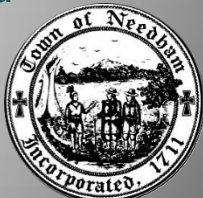


PROPOSED

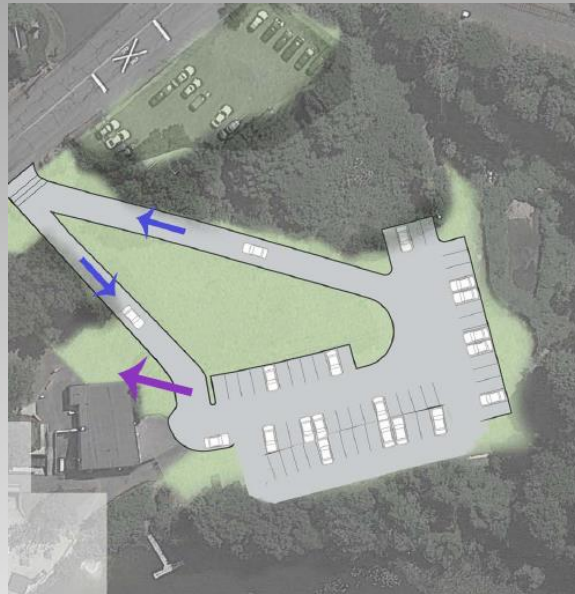
- 11,000 square feet of water surface
- ADA ramp for entry
- 0 square feet of shallow area of 18" of water or less
- 1,000 square feet of practice area
- 1,900 square feet of swimming lesson area from 3' to 9' of water
- 6 - 50M lap lanes (6,900 s.f.)
- Slide with 5' depth
- 5,300 square feet of paved pool deck
- 5,000 square feet of sand beach

vs. EXISTING

- -10,000 s.f.
- same
- -5,600 s.f.
- -1,500 s.f.
- -3,900 s.f.
- +700 s.f.
- - diving board
- +5,300 s.f.
- -1,000 s.f.



PARKING LOT



PROPOSED

- 25,500 square feet of paved, accessible parking
- ADA compliant route from parking to entrance
- 58 parking spaces
- One-way traffic flow
- Vehicular drop-off at entrance
- Minor storm water improvements
- Leave upper parking lot as is

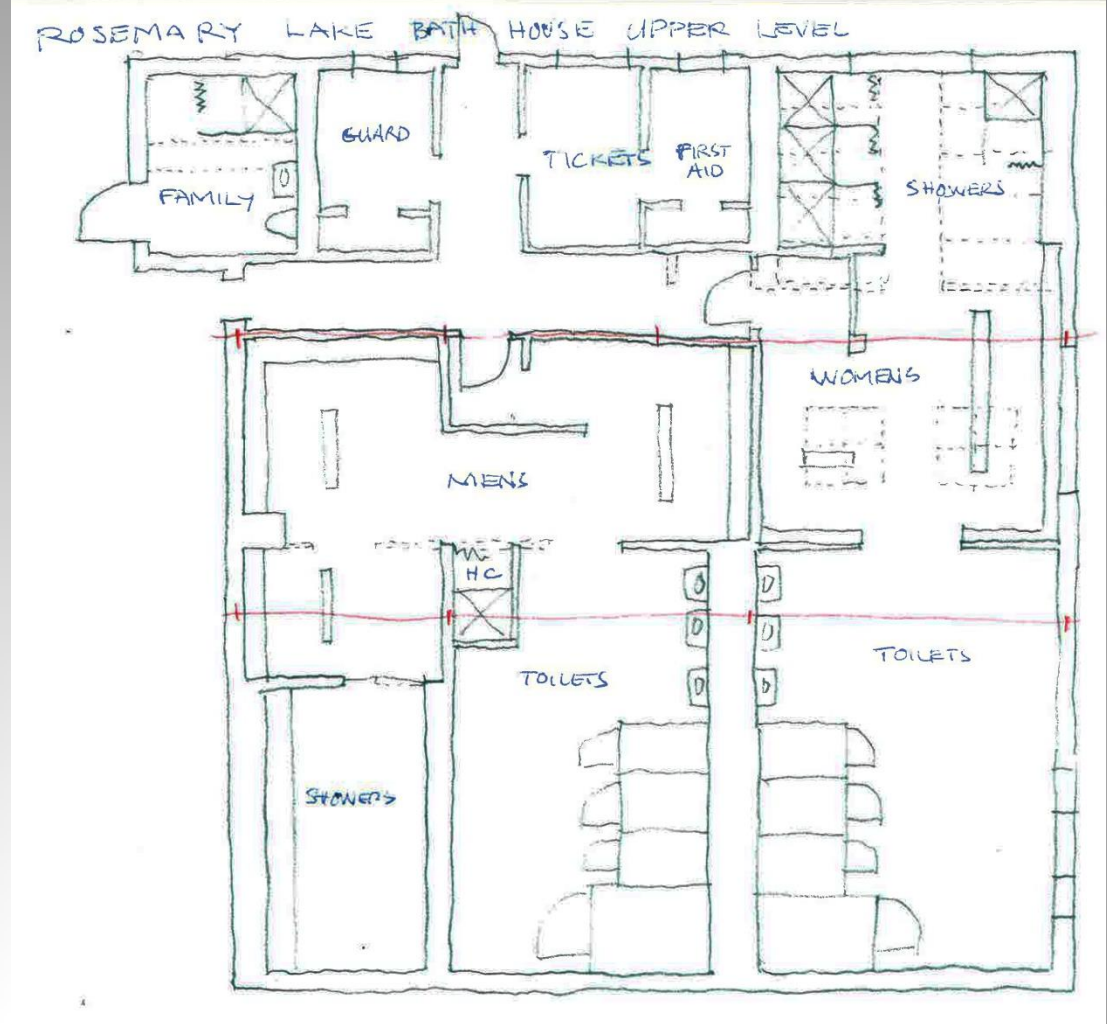
vs. EXISTING

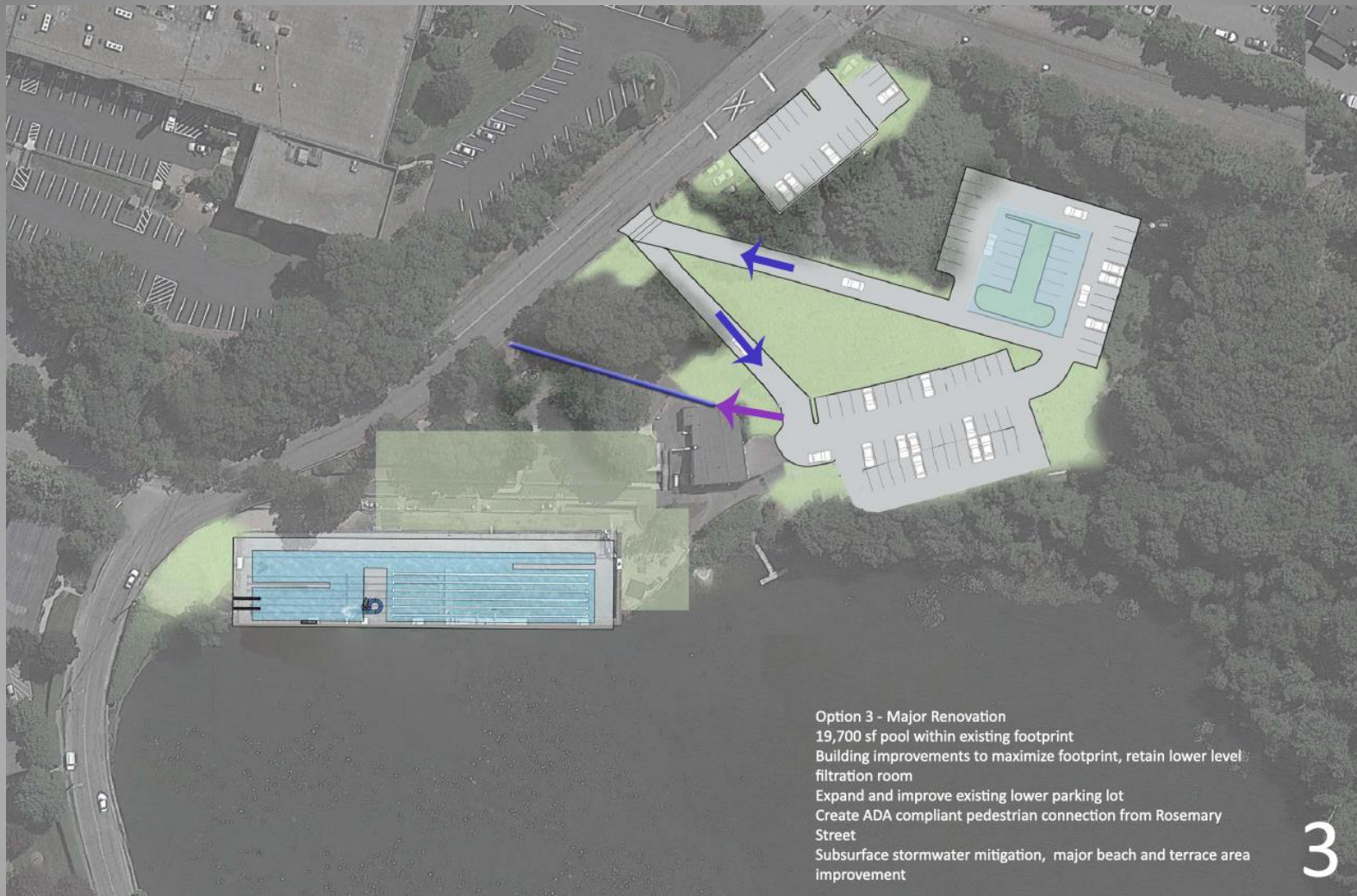
- 20,000 s.f. of gravel
- none exists
- +13 spaces
- two-way exists
- none exists
- +700 s.f.
- same



BUILDING**Proposed**

- ADA compliance
- Addition of a family changing and bathroom
- Addition of sinks in both women's and men's rooms for hand washing



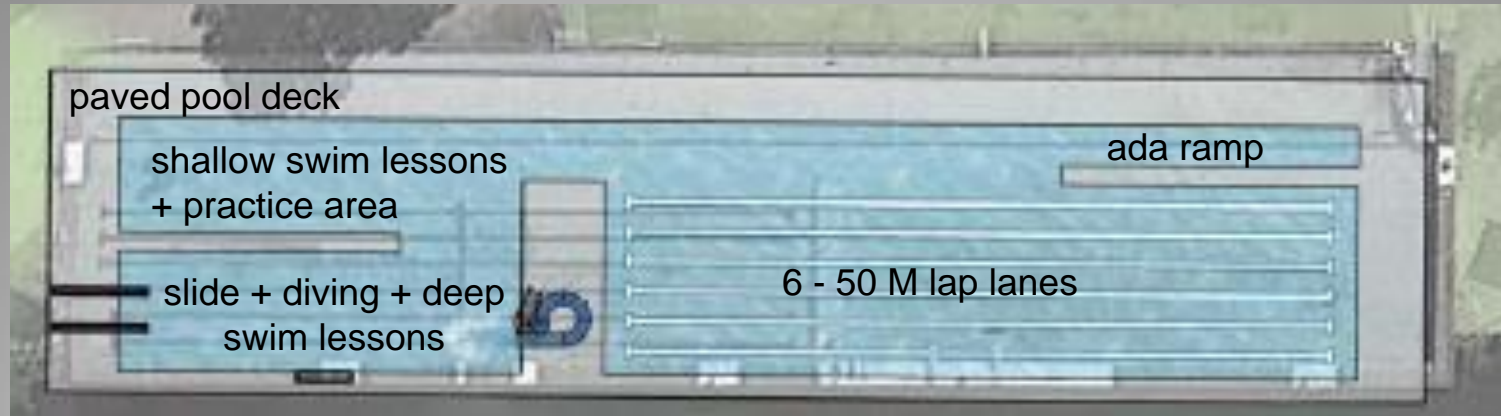


Option 3 - Major Renovation
 19,700 sf pool within existing footprint
 Building improvements to maximize footprint, retain lower level filtration room
 Expand and improve existing lower parking lot
 Create ADA compliant pedestrian connection from Rosemary Street
 Subsurface stormwater mitigation, major beach and terrace area improvement

3



POOL



PROPOSED

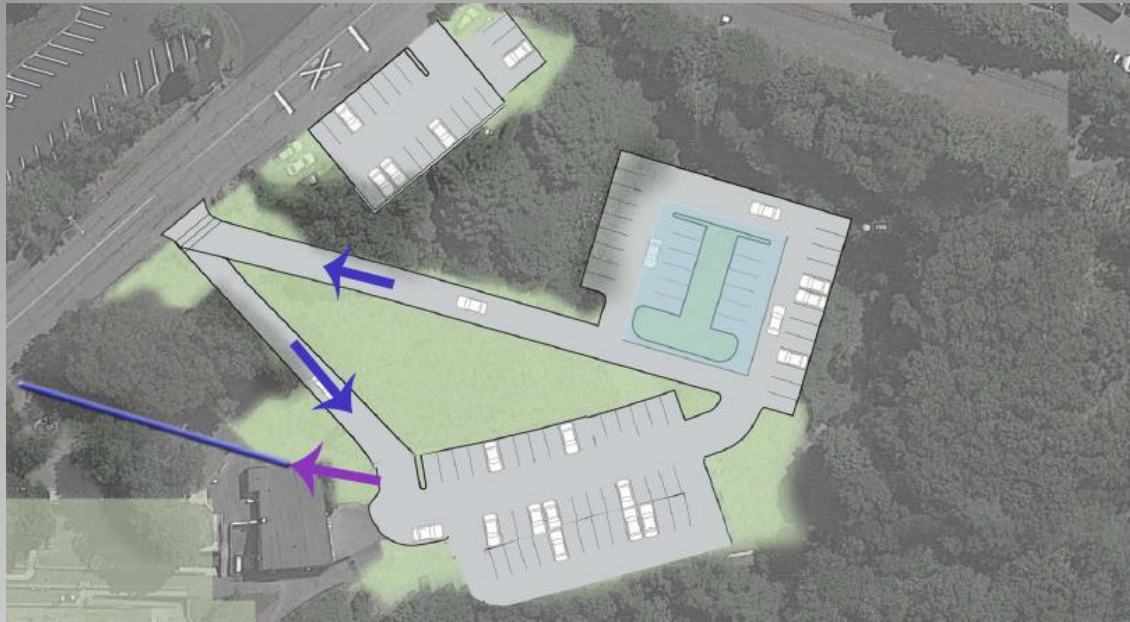
- 19,700 square feet of water surface
- ADA ramp for entry
- 1,000 square feet of shallow area of 18" of water
- 2,000 square feet of practice area
- 2,800 square feet of swimming lesson area from 3' to 12' of water
- 6 - 50M lap lanes (6,900 s.f.)
- Slide + diving with 12' depth
- 7,500 square feet of paved pool deck
- 5,000 square feet of sand beach

vs. EXISTING

- -1,300 s.f.
- same
- -4,600 s.f.
- - 500 s.f.
- -3,000 s.f.
- +700 s.f.
- + full diving + slide
- +7,500 s.f.
- -1,000 s.f.



PARKING LOT



PROPOSED

- 30,000 square feet of paved, accessible parking
- ADA compliant route from parking to entrance and Rosemary Street
- 80 parking spaces in lower lots
- One-way traffic flow
- Vehicular drop-off at entrance
- Major storm water improvements
- Pave and stripe upper lot for pool use at peak times

vs. EXISTING

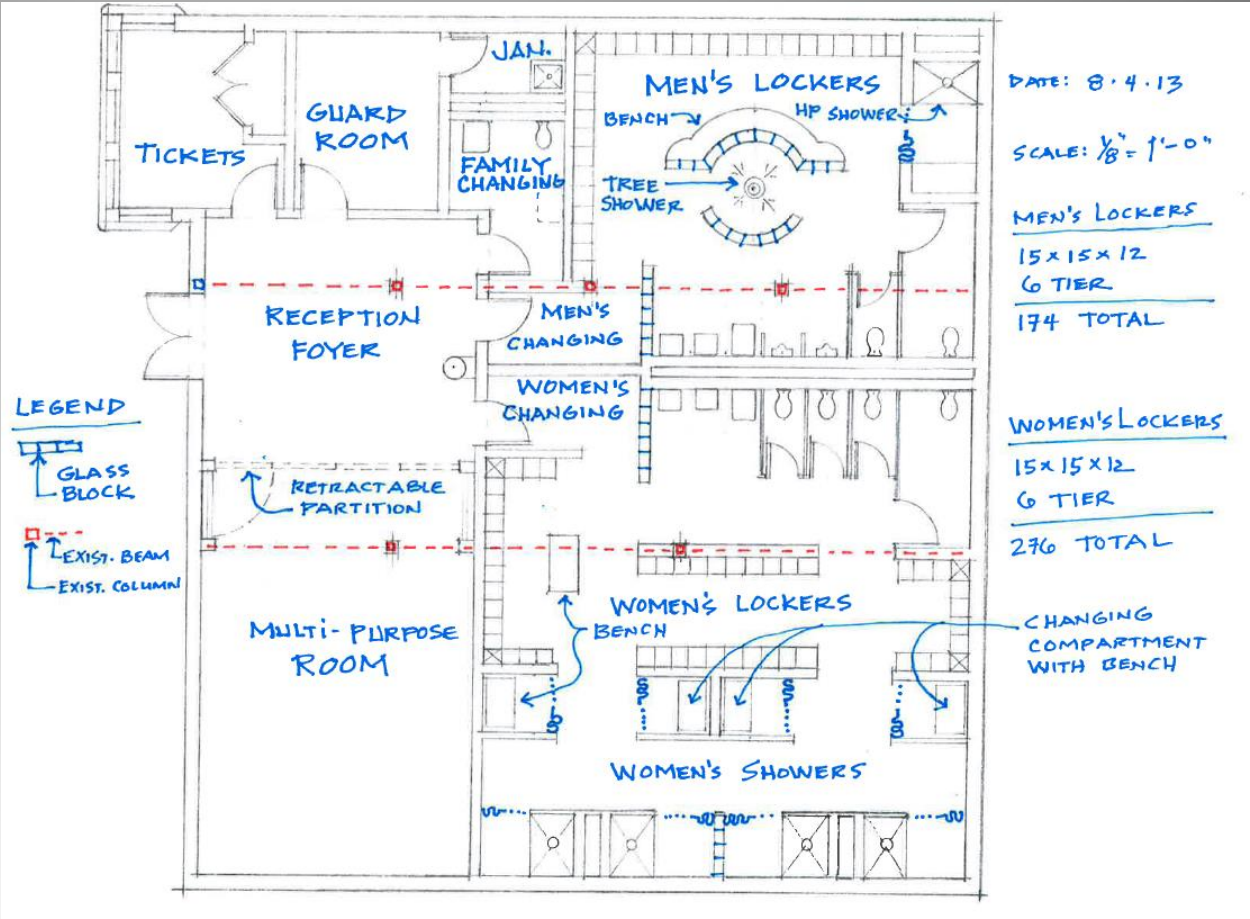
- 20,000 s.f. of gravel
- none exists
- +35 spaces
- two-way exists
- none exists
- +5000 s.f.
- improved



BUILDING

Proposed

- ADA compliance
- Addition of a family changing and bathroom
- Reconfiguration for optimal space use and programming to include community / function space overlooking the lake





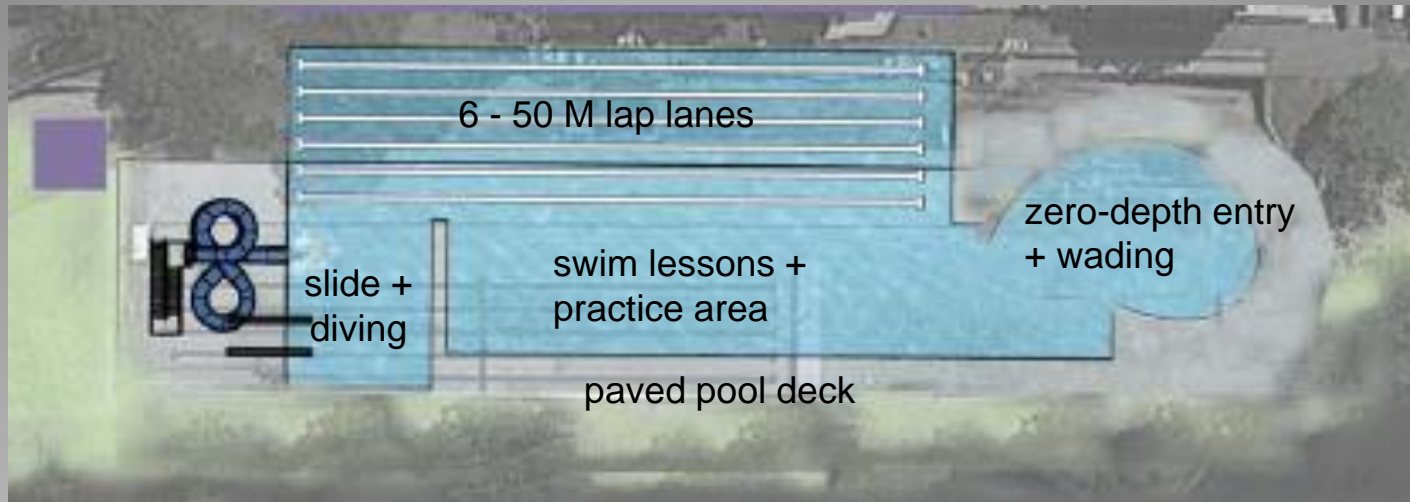
Option 4 - Full Replacement

19,000 sf pool inland from existing location and maximize programming
 Expand pool deck and restore some bank
 Building improvements to relocate check-in to lower level, upper level to be community space
 Separate filtration building
 Maximize site for parking with retaining walls

4



POOL



PROPOSED

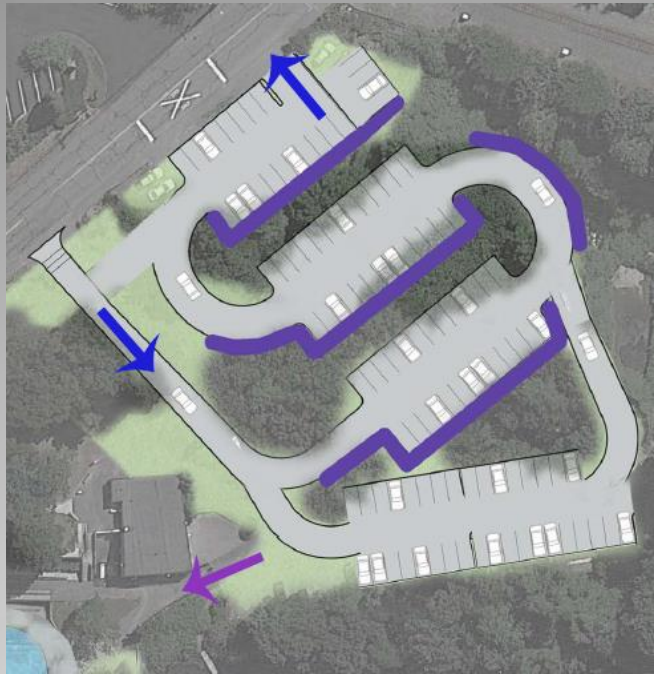
- 19,000 square feet of water surface
- zero-depth entry
- 4,800 square feet of shallow area of 18" of water or less
- 3,000 square feet of practice area
- 3,000 square feet of swimming lesson area from 3' to 5' depth
- 6 - 50M lap lanes (6,900 s.f.)
- Slide + diving with 12' depth
- 9,000 square feet of paved pool deck
- 2,500 square feet of sand beach

vs. EXISTING

- -2,000 s.f.
- none exists
- - 800 s.f.
- same
- -2,800 s.f.
- +700 s.f.
- + full diving + slide
- +9,000 s.f.
- -2,500 s.f.



PARKING LOT



PROPOSED

- 35,000 square feet of paved, accessible parking
- ADA compliant route from parking to entrance at pool level
- 110 parking spaces in lower lots
- One-way traffic flow
- Vehicular drop-off at entrance
- Major storm water improvements
- Pave and stripe upper lot for pool use at peak times

vs. EXISTING

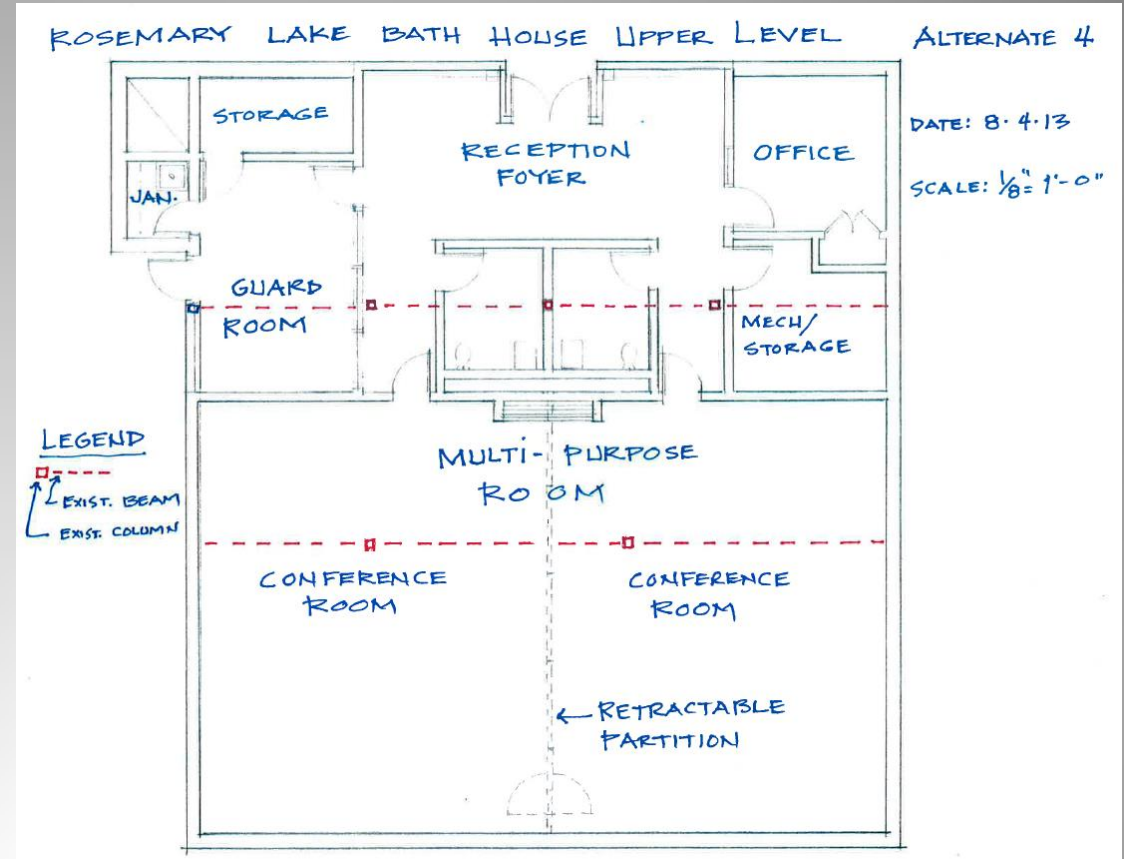
- 20,000 s.f. of gravel
- none exists
- +65 spaces
- two-way exists
- none exists
- +10,000 s.f.
- improved + connected



BUILDING

Proposed

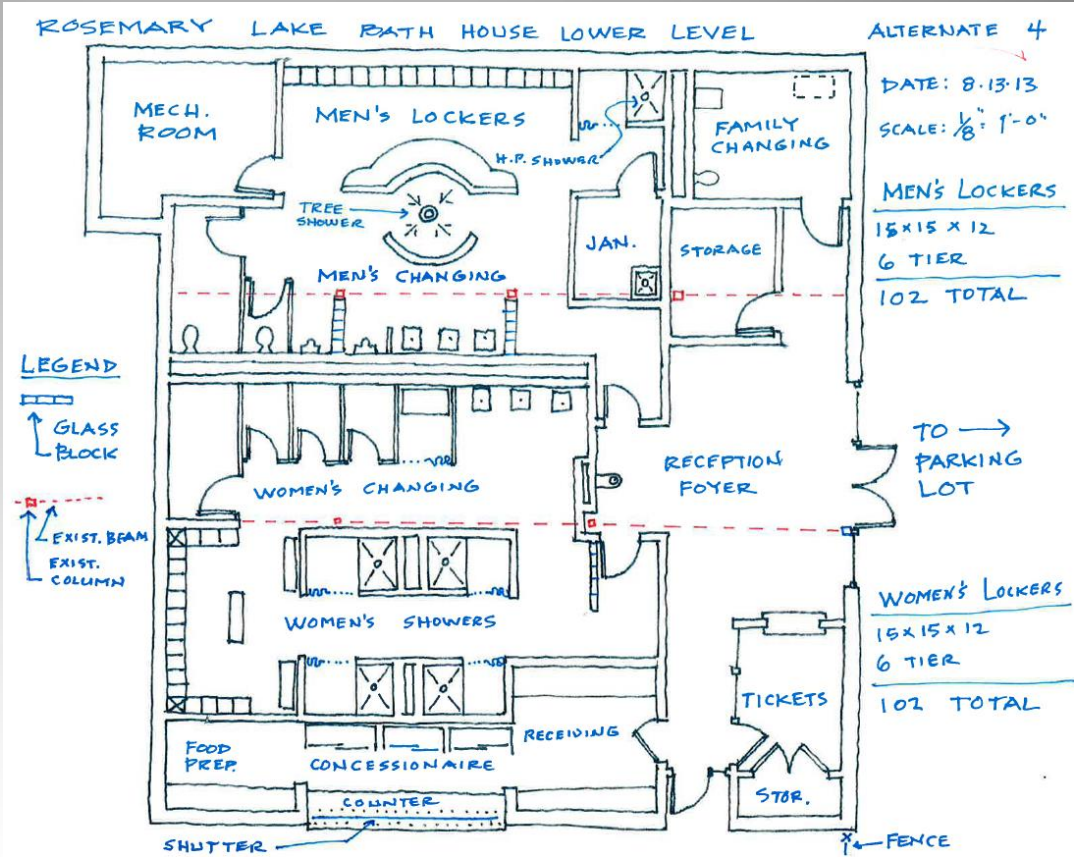
- Complete repurposing of upper level for best operations practices and community spaces with views across the lake



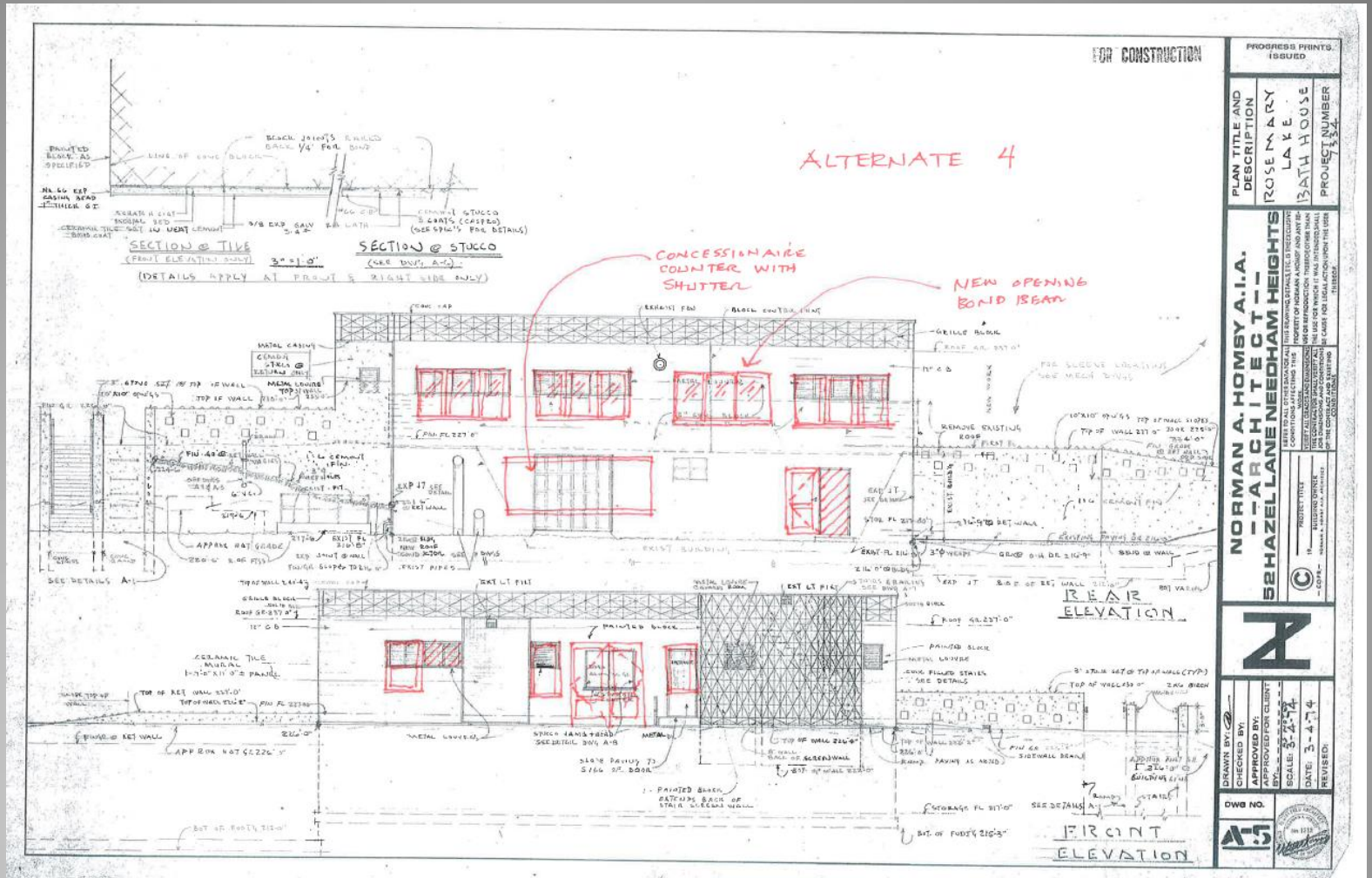
BUILDING

Proposed

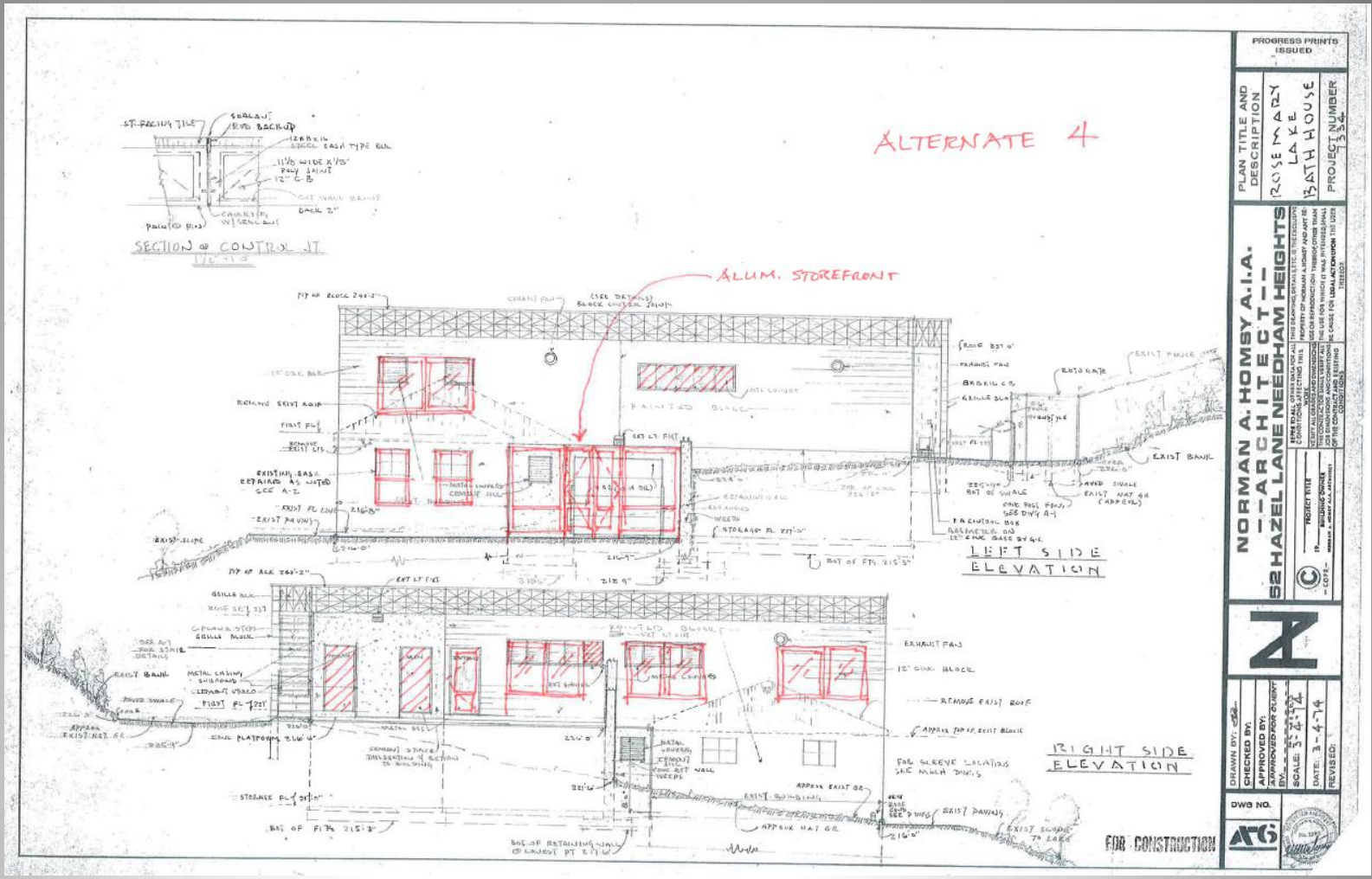
- Lower level reprogramming for patron entry and all bather functions
- Addition of a family changing and bathroom
- Enter through the building for best operations practices
- Separate filtration building level with pool



BUILDING



BUILDING



COSTS

\$ = \$750,000 to \$1,250,000

1a. Remove pool completely.



1b. Remove pool and building.



1c. Remove pool, restore lake to swimming quality.



COSTS

\$ = \$750,000 to \$1,250,000

1. Remove the pool completely.
2. Minor renovation of the pool and bathhouse.
3. Major renovation of the pool and bathhouse.
4. Fully replace the pool and remodel the bathhouse.



COSTS

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Question + Answer Period

